
Compliance Inspection Report: November - December 2010

RM File No:	RM980426
Description of Activity:	Land use consent for a nature lodge at Waiorua Bay, Kapiti Island offering overnight accommodation and daytime facilities for an eco-tourism operation
Consent Holder:	John Barrett and Amo Clarke
Inspection Dates:	<u>monthly spot check(s):</u> 16 November 21 December <u>site inspection:</u> Nil

Compliance Summary

Condition 2:	<i>Council may review all conditions of consent or where specified conditions are judged inadequate, unworkable or inappropriate, annually.</i> Review was withdrawn in early June 2007.
Condition 4:	<i>Varies clauses relating to demarcating between the subject site and its neighbours.</i> Compliant as at 12 October 2010
Condition 5:	<i>The number of daytime visitors is not to exceed 24.</i> The number of daytime visitors complied with consent conditions during the reporting period.
Condition 6:	<i>The number of overnight visitors is not to exceed 10.</i> The number of overnight visitors complied with consent conditions during the reporting period.
Condition 8:	<i>The ratio of supervisory staff to overnight visitors is 1:6. For daytime visitors the ratio is 1:14, 2:15-29 or 1:10 (where visitor numbers over 30).</i> Staff numbers complied with consent conditions during the reporting period.

Condition 9b: Visitor's use of helicopter limited to 10 trips per year, two/day, not between 1 October – 31 March.

No helicopter used during reporting period.

Condition 13: All persons travelling to the Lodge are required to check all materials for rodents and weed pests in the quarantine rooms both on the mainland and on Kapiti Island.

I was able to conduct spot checks at the departure point on 16th November and 21st December 2010. There were 10 visitors travelling to the lodge on 16th November. and visitors were checked in the quarantine room on the mainland. 10 visitors were booked to travel to the lodge on 21st December but due to poor weather conditions the boat did not sail.

Condition 14a-i: Various requirements to protect Kapiti Island from predators and rodents.

Clause (d) requires that all provisions are stored in vermin proof sealed containers. Compliant as at 12 October 2010.

Clause (f) requires that all building materials must to checked for predators and stored in areas where bait stations are located. A schedule is being used to ensure that the area is checked for predators.

Condition 17: All plantings around buildings to be fire retardant.

No new plantings reported during the reporting period.

Condition 18a-h: Various requirements to minimise fire risks.

The grass is mown within 30 metres of the bunk room to the property boundary.

Clause (j, k) requires that all staff undergo regular fire fighting training, and that all fire fighting equipment is monitored and maintained by fire safety specialists. A schedule is being used to track staff fire fighting training, and the monitoring and maintenance of fire fighting equipment.

Condition 25: Sewage treatment system installed and approved.

The daily totals for sewage (calculated as a weekly average) for November - December 2010 are attached as Appendix I and demonstrate that the septic tank discharge has not exceeded 1300 l/day. Septic tank flows are estimated by Greater Wellington Regional Council to be in the order of 50 l/day/person.

Condition 26: Potable water supply with storage capacity of 65,000 litres.

Bottle water supply replenished as required.

Condition 27: Insurance documents updated annually

Renewed insurance have been provided and are due to expire in April 2011.

Condition 30(c)(i): Each visitor shall be issued with an individually numbered permit, where practicable, at least 24 hours in advance of visit.

I was able to conduct spot checks at the departure point on Paraparaumu Beach on 16th November and 21st December 2010. Visitors to the lodge on the 16/11/10 had permits; the boat did not sail on the 21st December.

Condition 30(c)(ii): Council to be advised of visitor numbers at least 24 hours prior to visit occurring.

Condition 30(c)(iii): Information provided to Council to be available electronically to Committee Members.

Council has maintained an electronic register of visitors to the island, which is available for public scrutiny.

Condition 30(c)(iv): The details of each visitor are recorded in logbook and provided to Council on a weekly basis to assist with reconciliation of visitor numbers.

The reconciliation for the current reporting period is attached as Appendix II.

Condition 31: Consent holder to report annually on the conservation activities of the Kaitiaki O Kapiti (Friends of Kapiti Island) Incorporated.

Newsletter received February 2010.

Action required by consent holder

- Continuing compliance with consent conditions

Action required by Kapiti Coast District Council

- Present monitoring report at next committee meeting
- Next site visit to the island to be conducted Jan/February 2011.
- Ongoing monthly spot checks

Signed

A handwritten signature in black ink, appearing to read 'J Rankin', with a small dot at the end of the line.

**Justine Rankin
Compliance Officer**

Date: 7th January 2011

Appendix I – November - December 2010

week beginning	day visitors	overnight visitors	staff	total	weekly total (septic)	average daily total (septic)
1-Nov-10	2	21	21	44	2200	314.29
8-Nov-10	2	34	21	57	2850	407.14
15-Nov-10	8	29	21	58	2900	414.29
23-Nov-10	4	43	21	68	3400	485.71
29-Nov-10	4	31	21	56	2800	400.00
6-Dec-10	0	20	21	41	2050	292.86
13-Dec-10	0	23	21	44	2200	314.29
20-Dec-10	0	6	21	27	1350	192.86
29-Dec-10	15	17	0	32	1600	228.57
Discharge not to exceed 1300 l/day						

Appendix II: Reconciliation for November 2010

Date (1) spot check (2) site visit	Permit Number	Visitor Numbers	Day Visitor (24)	Overnight Visitor (10)	Visiting	Departure Time	Vessel	Comments
1/11/2010	10/7004-7012	9		9	NR/NE	9.00	Te Aihe	
1/11/2010	10/7013-7014	2	2		North end	9.00	Te Aihe	
2/11/2010	10/7038	1		1	North end	9.00	Te Aihe	cancelled
3/11/2010	10/7015-7018	4		4	NR/NE	9.00	Te Aihe	
4/11/2010	10/7019-7020	2		2	NR/NE	9.00	Te Aihe	2 nights
4/11/2010	10/7021-7022	2		2	North end	pm	Te Aihe	
4/11/2010	10/7039-7040	2		2	NR/NE	9.00	Te Aihe	
5/11/2010	10/7023-7024	2		2	North end	9.00	Te Aihe	cancelled
6/11/2010	10/7025-7026	2		2	NR/NE	9.00	Te Aihe	cancelled
6/11/2010	10/7027-7028	2		2	NR/NE	9.00	Te Aihe	cancelled
7/11/2010	10/7029	1	1		North end	9.00	Te Aihe	cancelled
8/11/2010	10/7047-7056	10		10	NR/NE	9.00	Te Aihe	
9/11/2010	10/7057	1		1	NR/NE	9.00	Te Aihe	
10/11/2010	10/7058-7059	2		2	North end	pm	Te Aihe	
10/11/2010	10/7060-7064	5		5	NR/NE	9.00	Te Aihe	
10/11/2010	10/7065-7066	2		2	North end	pm	Te Aihe	
11/11/2010	10/7067-7068	2		2	NR/NE	9.00	Te Aihe	
11/11/2010	10/7069-7070	2	2		North end	9.00	Te Aihe	
11/11/2010	10/7071-7072	2		2	NR/NE	9.00	Te Aihe	
12/11/2010	10/7073-7080	8		8	North end	9.00	Te Aihe	
12/11/2010	10/7081-7082	2		2	NR/NE	9.00	Te Aihe	
13/11/2010	10/7083-7092	10		10	NR/NE	9.00	Te Aihe	cancelled
14/11/2010	10/7093-7095	3		3	North end	pm	Te Aihe	cancelled
14/11/2010	10/7096-7097	2		2	North end	pm	Te Aihe	cancelled
15/11/2010	10/7078.1- 7079.1	2		2	NR/NE	9.00	Te Aihe	
15/11/2010	10/7080.1	1		1	NR/NE	9.00	Te Aihe	
15/11/2010	10/7081.1- 7082.1	2		2	North end	pm	Te Aihe	
16/11/2010	10/7083.1- 7092.1	10		10	NR/NE	9.00	Te Aihe	

18/11/2010	10/7093.1-7094.1	2		2	North end	pm	Te Aihe	2 nights
18/11/2010	10/7119-7122	4	4		North end	9.00	KMC	
19/11/2010	10/7101-7102	2		2	North end	pm	Te Aihe	
19/11/2010	10/7103-7106	4	4		North end	9.00	Te Aihe	
20/11/2010	10/7107-7108	2		2	North end	pm	Te Aihe	
20/11/2010	10/7109-7110	2		2	NR/NE	9.00	Te Aihe	
20/11/2010	10/7111-7112	2		2	North end	pm	Te Aihe	
20/11/2010	10/7113-7116	4		4	North end	pm	Te Aihe	cancelled
21/11/2010	10/7117-7118	2		2	North end	pm	Te Aihe	
23/11/2010	10/7123-7132	10		10	NR/NE	9.00	Te Aihe	
25/11/2010	10/7133-7140	8		8	North end	pm	Te Aihe	
25/11/2010	10/7141-7142	2		2	NR/NE	9.00	Te Aihe	
26/11/2010	10/7143-7144	2		2	North end	pm	Te Aihe	
26/11/2010	10/7145-7146	2		2	NR/NE	9.00	Te Aihe	
26/11/2010	10/7147-7148	2		2	NR/NE	9.00	Te Aihe	
27/11/2010	10/7149-7150	2		2	NR/NE	9.00	Te Aihe	
27/11/2010	10/7151-7154	4	4		North end	9.00	Te Aihe	
27/11/2020	10/7155-7156	2		2	North end	pm	Te Aihe	
27/11/2010	10/7157-7158	2		2	NR/NE	9.00	Te Aihe	
27/11/2010	10/7159-7160	2		2	North end	pm	Te Aihe	
27/11/2010	10/7163-7167	5		5	NR/NE	9.00	Te Aihe	
27/11/2010	10/7168	1		1	NR/NE	9.00	Te Aihe	
28/11/2010	10/7161-7162	2		2	NR/NE	9.00	Te Aihe	
28/11/2010	10/7169	1		1	North end	9.00	Te Aihe	
29/11/2010	10/7170	1		1	North end	pm	Te Aihe	
29/11/2010	10/7171-7172	2		2	NR/NE	9.00	Te Aihe	
30/11/2010	10/7173-7174	2		2	North end	pm	Te Aihe	

Reconciliation for December 2010

1/12/2010	10/7175-7184	10		10	NR/NE	9.00	Te Aihe	
3/12/2010	10/7185-7190	6		6	NR/NE	9.00	Te Aihe	
4/12/2010	10/7191-7197	7		7	NR/NE	9.00	Te Aihe	
4/12/2010	10/7198-7200	3		3	North end	9.00	Te Aihe	
4/12/2010	10/7201-7204	4	4		North end	9.00	Te Aihe	
6/12/2010	10/7205-7213	9		9	NR/NE	9.00	Te Aihe	
6/12/2010	10/7214	1		1	North end	9.00	Te Aihe	
8/12/2010	10/7215-7224	10		10	NR/NE	9.00	Te Aihe	
10/12/2010	10/7225-7235	11	11		North end	9.00	Te Aihe	cancelled
11/12/2010	10/7236-7241	6		6	North end	pm	Te Aihe	cancelled
13/12/2010	10/7242-7243	2		2	North end	pm	Te Aihe	
13/12/2010	10/7244	1		1	NR/NE	9.00	Te Aihe	2 nights
14/12/2010	10/7245-7246	2		2	North end	pm	Te Aihe	
15/12/2010	10/7247	1		1	NR/NE	9.00	Te Aihe	
16/12/2010	10/7248-7255	8		8	North end	pm	Te Aihe	
16/12/2010	10/7256-7257	2		2	NR/NE	9.00	Te Aihe	
18/12/2010	10/7258-7263	6		6	NR/NE	9.00	Te Aihe	
20/12/2010	10/7264-7265	2		2	NR/NE	9.00	Te Aihe	cancelled
21/12/2010	10/7266-7275	10		10	NR/NE	9.00	Te Aihe	cancelled
22/12/2010	10/7276-7278	3		3	North end	pm	Te Aihe	cancelled
22/12/2010	10/7279-7282	4		4	North end	pm	Te Aihe	
22/12/2010	10/7283-7284	2		2	NR/NE	9.00	Te Aihe	
29/12/2010	10/7285-7292	8		8	NR/NE	9.00	Te Aihe	
29/12/2010	10/7293-7294	2		2	North end	pm	Te Aihe	
29/12/2010	10/7313-7316	4	4		North end	9.00	Te Aihe	
30/12/2010	1/10/7295'	1		1	NR/NE	9.00	Te Aihe	
30/12/2010	10/7296-7299	4		4	North end	pm	Te Aihe	
30/12/2010	10/7300-7307	8	8		North end	9.00	Te Aihe	cancelled
30/12/2010	10/7308-7309	2		2	North end	pm	Te Aihe	
31/12/2010	10/7310-7312	3	3		North end	9.00	Te Aihe	
31/12/2010	10/7317-7324	8	8		North end	9.00	Te Aihe	